

MIRACLE MILE NORTH HPOZ

Proposed Roof Repair

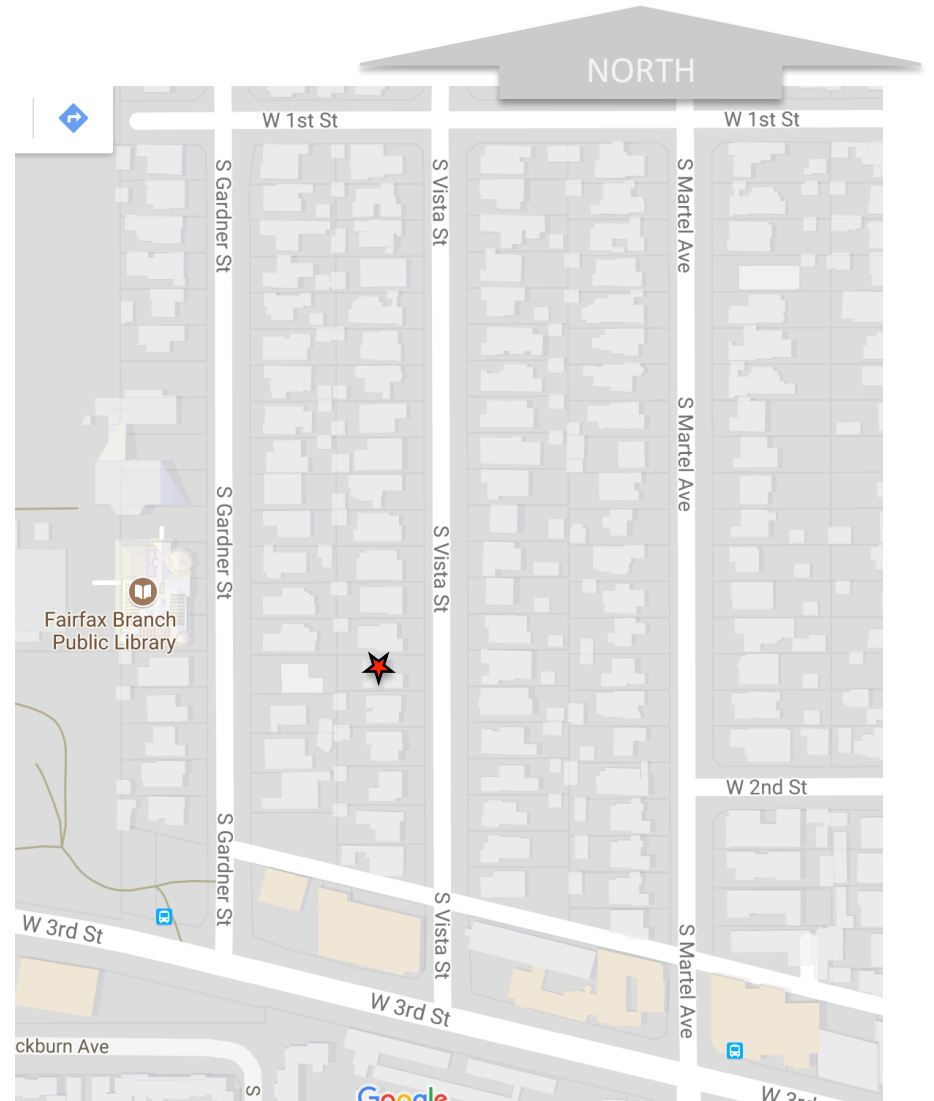
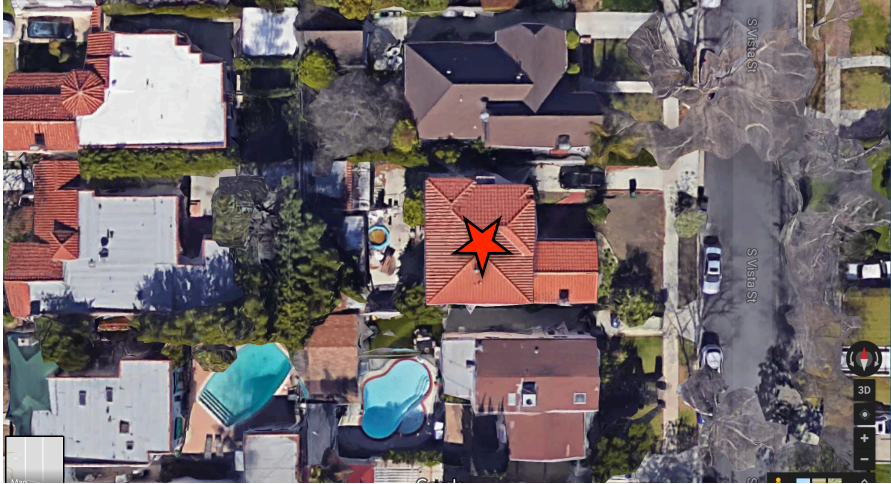
March 6, 2018

To ensure the existing clay tile roof is watertight, we propose the following:

- Start by removing and saving the existing clay tiles on the outer perimeter of 3 sections of the roof (approximately 350 sqft). *(See slide 5)*
- Examine the existing underlayment materials that were below the removed tiles.
- Based on this examination, determine if only 350 sqft of underlayment materials need to be replaced or if underlayment materials for the entire roof need to be replaced.
- If underlayment materials for the entire roof need replacing, continue removing and saving the remaining clay tiles (approximately 1650 sqft additional / for a total of approximately 2000 sqft). Otherwise continue with the 350 sqft. *(See slide 6)*
- Remove existing underlayment materials.
- Remove existing 6 inch metal flashing on the roof side of the chimney and replace with new 6 inch metal flashing. *(See slides 7 & 8)*
- Potentially remove existing 6 inch metal flashing where the ground level roof joins the house and replace with new 6 inch metal flashing. Doing this depends on earlier examination / determination if needed. *(See slides 7 & 8)*

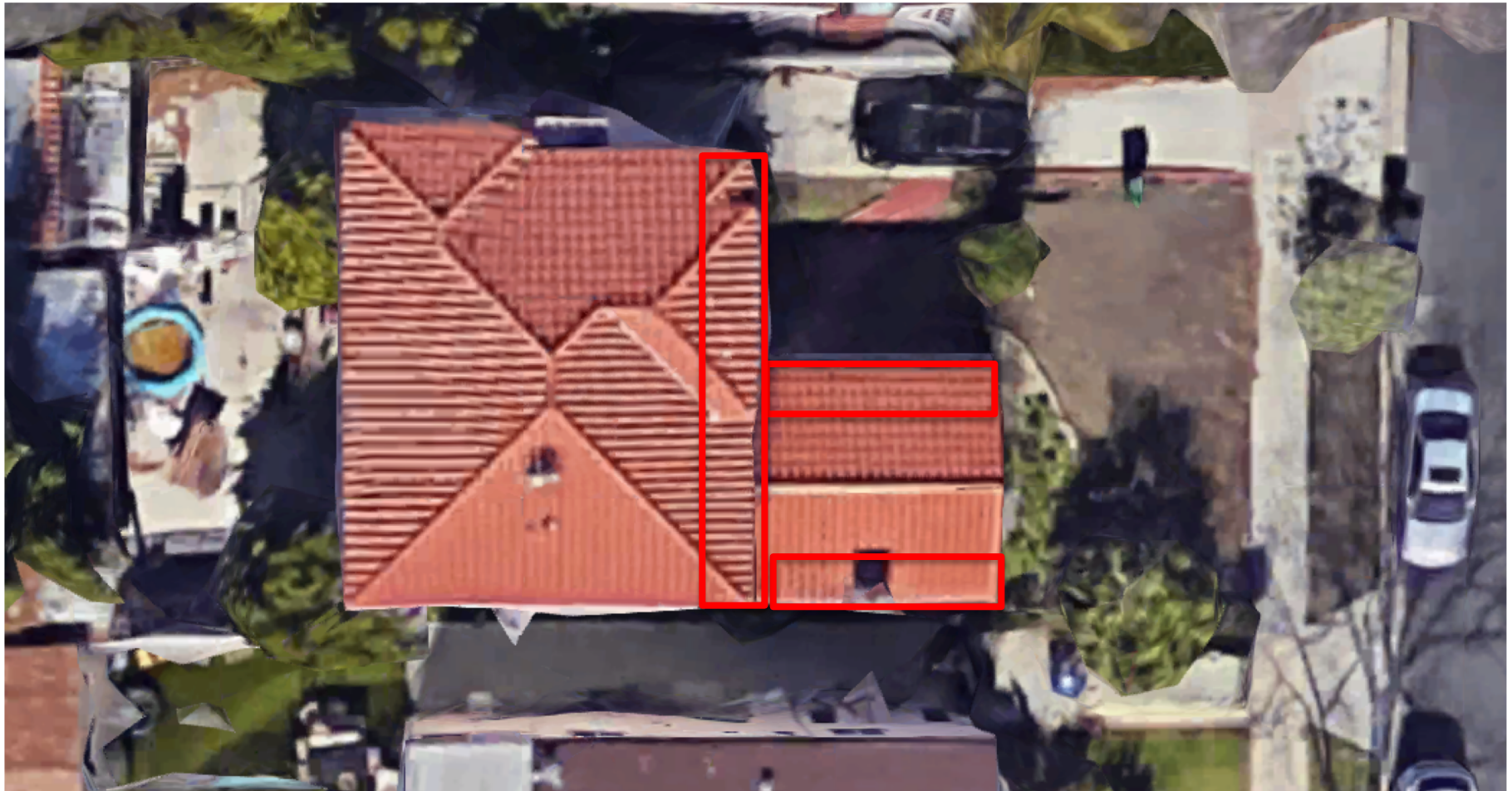
- Remove existing 2 inch metal flashing attached to the roof fascia strip and replace it with new 2 inch metal flashing. *(See slide 9)*
- Install Boral Tile Seal underlayment. *(See slide 10)*
- Reinstall the original clay tiles, replacing any broken tiles with spare tiles previously left at the property. *(See slide 11)*
- Replace existing gutter on north side of living room with metal gutter in the same style as the existing gutter. *(See slide 12)*
- Add new metal 4" x 3" downspout on north side of living room. Note this downspout will be painted white, same as the stucco walls, to make it less noticeable. No other gutters or downspouts are proposed. *(See slide 12)*

House Location and View From Above



Initial Examination and Underlayment Materials Replacement Areas

Approximately 350 sqft



Entire Roof Underlayment Materials Replacement Areas IF NEEDED
Approximately 2000 sqft



Flashing Replacement

6 inch flashing
replacement on
side of chimney
facing the roof

6 inch flashing
potential
replacement
where the house
ground level joins
the upper level.

2 inch flashing
replacement
around entire
perimeter of roof.



Flashing Replacement



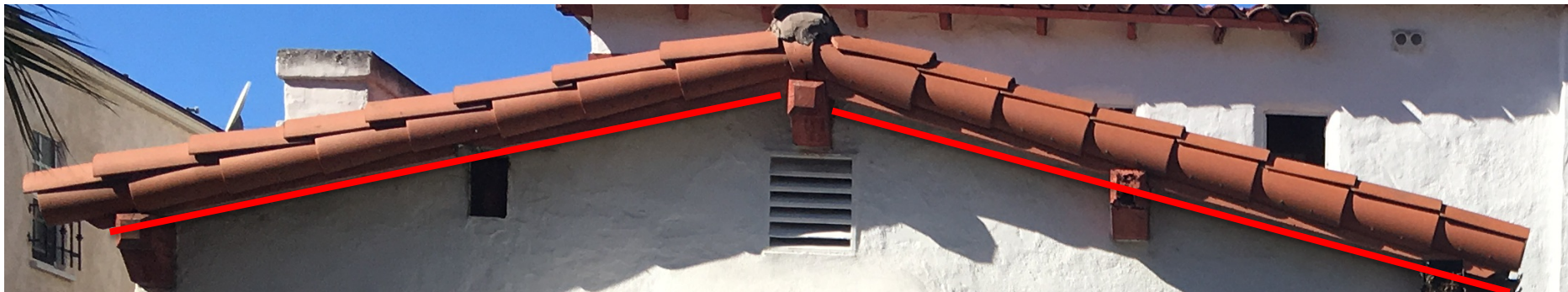
6" flashing where ground level joins upper level



6" flashing where ground level joins upper level

Flashing Replacement

2 inch flashing on roof fascia strip around entire roof



2 inch flashing on roof fascia strip around entire roof

New Roof Underlayment Materials



- Self-adhered water proofing for fast and easy installation
- High strength woven polyester surface remains intact under high foot traffic
- Stable in low and high temperatures for all climates
- Suitable for use under all roofing materials including metal
- Up to 10 tiles per stack when roof loading
- UV resistant for up to 6 months
- Self-seals around fasteners
- 30 year limited warranty

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DID YOU KNOW...



Superior Grip

Wet or dry, Boral TileSeal® has a superior slip-resistant surface making it a favorite among roofers. Strong polyester surface provides excellent adhesion strength for foam installations.



Unequalled Product Performance

30 year limited warranty for guaranteed performance under any roofing material. Boral TileSeal® meets or exceeds all national, Florida & Miami-Dade building code requirements and outperforms all other underlayments.



Boral TileSeal® is rated up to 260° F.
Excellent under metal roofing.

"I have used other self-adhered tile underlayments and Boral TileSeal far exceeds them in warranty and ease of installation. Thanks Boral for a great product with a great warranty."

Craig Squier, President, Kirkey Roofing, Inc.
Englewood, FL

"Boral TileSeal has the best warranty and is one of the easiest to install self-adhered underlayments on the market as well as the safest, most walkable surface in the industry."

Don Poss, Owner, Don Poss Roofing, Inc.
Inverness, FL

Existing Clay Tiles

Will be removed and reinstalled.



Close-up of existing
clay tile roof



Clay tile dims
19 ½" x 14"



Additional tiles
left at the property
by previous owner



Gutter Replacement and New Downspout



Add downspout / paint same white as stucco



Existing gutter is 4 1/2" wide X 3 1/2" tall